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4.12.2024

CHANGE IN CONDITIONS APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF GWINNETT COUNTY, GEORGIA

APPLICANT INFORMATION	PROPERTY OWNER INFORMATION
Name: <u>GMI1, Inc. c/o Andersen Tate & Carr</u> Address: <u>1960 Satellite Blvd, Suite 4000</u> City: <u>Duluth</u> State: <u>GA</u> ZIP: <u>30097</u> Phone: <u>770-822-0900</u> Email: <u>mglouton@atclawfirm.com</u>	Name: <u>GMI1, Inc.</u> Address: <u>1867 Independence Square, Suite D</u> City: <u>Dunwoody</u> State: <u>GA</u> ZIP: <u>30338</u> Phone: <u>678-458-5185</u> Email: <u>sunnyomsai@yahoo.com</u>
Contact Person: <u>Melody A. Glouton</u> Phone: <u>770-822-0900</u> Contact's Email: <u>mglouton@atclawfirm.com</u>	
<p style="text-align: center;">APPLICANT IS THE:</p> <input type="checkbox"/> Owner's Agent <input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Contract Purchaser	
Zoning District(s): <u>C-1</u> Prior Zoning Case No.: <u>RZC2022-00018</u> Parcel Number(s): <u>R6188 017; R6188 360; R6188 361</u> Acreage: <u>3.599</u> Property Address(es): <u>5644, 5634, and 5620 Singleton Road, Norcross, GA</u> Proposed Change in Conditions: <u>amend condition 2, 3, and 8 to reflect current site plan (3 story building)</u> Variance(s): <u>Height Variance of 10 feet; inter-parcel access</u> Waiver(s): _____	
<p style="text-align: center;">RESIDENTIAL DEVELOPMENT:</p> No. of Dwelling Units: _____ Dwelling Unit Sq. Ft.: _____ Density: _____ Floor Area Ratio (LRR, MRR, HRR): _____	<p style="text-align: center;">NON-RESIDENTIAL DEVELOPMENT</p> No. of Buildings: <u>1</u> Total Building Sq. Ft.: <u>33,088 SF</u> Floor Area Ratio: <u>0.21 / 21.73%</u>
<p style="text-align: center;">MIXED-USE DEVELOPMENT</p> No. of Dwelling Units: _____ Dwelling Unit Sq. Ft.: _____ Total Non-Residential Sq. Ft.: _____ Floor Area Ratio: _____	

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CHANGE IN CONDITIONS APPLICANT'S CERTIFICATION

The undersigned below is authorized to make this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of last action by the Board of Commissioners.

Melody A. Glouton

Signature of Applicant

3/28/24

Date

Melody A. Glouton, Attorney for Applicant

Type or Print Name and Title

Daphne Wilson Boyd

Signature of Notary Public

3/28/24

Date



Notary Seal

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Gwinnett County Planning Division
Change in Conditions Application
Last Updated 12/2023

CHANGE IN CONDITIONS PROPERTY OWNER'S CERTIFICATION

The undersigned below, or as attached, is the owner of the property considered in this application. The undersigned is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of last action by the Board of Commissioners.

Melody A. Glouton

Signature of Property Owner

3/28/24

Date

Melody A. Glouton, Attorney for Applicant

Type or Print Name and Title

Dm

Signature of Notary Public

3/28/24

Date




Notary Seal

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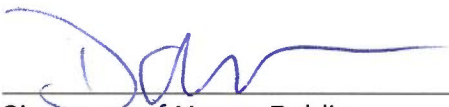
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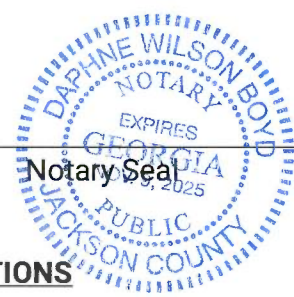
CONFLICT OF INTEREST CERTIFICATION FOR CHANGE IN CONDITIONS

The undersigned below, making application for a change in conditions, has complied with the Official Code of Georgia Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions, and has submitted or attached the required information on the forms provided.

Signature of Applicant	Date	Type of Print Name and Title
	<u>3/28/24</u>	Attorney for Applicant
Melody A. Glouton		

Signature of Applicant's Attorney or Representative	Date	Type or Print Name and Title
--	------	------------------------------

	<u>3/28/24</u>	Notary Seal
Signature of Notary Public	Date	



DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the Board of Commissioners?

Yes No GMI1, Inc. (Your Name)

If the answer is yes, please complete the following section: See Attached

NAME AND OFFICAL POSITION OF GOVERNMENT OFFICIAL	CONTRIBUTIONS (List all which aggregate to \$250 or More)	DATE CONTRIBUTION WAS MADE (Within last two years)

Attach additional sheets if necessary to disclose or describe all contributions.

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Name and Official Position of Government Official	Contributions (list all which aggregate to \$250 or more)	Date Contribution Was Made (within last two years)
Nicole Love Hendrickson and/or Love4Gwinnett	\$1,500.00 \$1,000.00 \$800.00	03/03/2023 06/07/2023 10/05/2023
Kirkland Carden and/or Kirkland 4 Gwinnett, LLC Kirkland 4 Gwinnett, LLC	\$500.00 \$2,000.00 \$800.00	05/05/2022 07/17/2023 02/05/2024
Ben Ku and/or Ku For You	\$1,000.00 \$1,500.00	03/25/2022 10/06/2022
Matthew Holtkamp and/or Matthew For Gwinnett	\$2,500.00 \$800.00	9/15/2023 01/24/2024

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Gwinnett County Planning Division
Change in Conditions Application
Last Updated 7/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS**

THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

*** NOTE: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 6 - 188 - 17
(Map Reference Number) District Land Lot Parcel

Melody A. Glouton
Signature of Applicant

11/27/23
Date

Melody A. Glouton, Attorney for Applicant

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Katay Lyles
NAME

TSA
TITLE

11/27/2023
DATE

R 6188 - 017

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Gwinnett County Planning Division
Change in Conditions Application
Last Updated 7/2023

**VERIFICATION OF CURRENT PAID PROPERTY TAXES
FOR CHANGE IN CONDITIONS**

THE UNDERSIGNED CERTIFIES THAT ALL GWINNETT COUNTY PROPERTY TAXES BILLED TO DATE FOR THE PARCEL LISTED BELOW HAVE BEEN PAID IN FULL TO THE TAX COMMISSIONER OF GWINNETT COUNTY, GEORGIA. IN NO CASE SHALL AN APPLICATION OR REAPPLICATION FOR REZONING BE PROCESSED WITHOUT SUCH PROPERTY VERIFICATION.

*** NOTE: A SEPARATE VERIFICATION FORM MUST BE COMPLETED FOR EACH TAX PARCEL INCLUDED IN THE REZONING REQUEST.**

PARCEL I.D. NUMBER: 6 - 188 - 360
(Map Reference Number) District Land Lot Parcel

Melody A. Glouton
Signature of Applicant

11/27/23
Date

Melody A. Glouton, Attorney for Applicant

Type or Print Name and Title

*****PLEASE TAKE THIS FORM TO THE TAX COMMISSIONERS OFFICE AT THE GWINNETT JUSTICE AND ADMINISTRATION CENTER, 75 LANGLEY DRIVE, FOR THEIR APPROVAL BELOW.*****

TAX COMMISSIONERS USE ONLY

(PAYMENT OF ALL PROPERTY TAXES BILLED TO DATE FOR THE ABOVE REFERENCED PARCEL HAVE BEEN VERIFIED AS PAID CURRENT AND CONFIRMED BY THE SIGNATURE BELOW)

Karey Hyles
NAME

TS1
TITLE

11/27/23
DATE

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ANDERSEN | TATE | CARR

April 11, 2024

REVISED
LETTER OF INTENT
AND JUSTIFICATION FOR CHANGE IN CONDITIONS

Change in Conditions Application
Gwinnett County, Georgia

Applicant:
GMI 1, Inc.

Property:
Tax Parcel ID R6188 360, R6188 361, R6188 017
±3.599 Acres of Land
Located at 5644, 5634, and 5620 Singleton Road, Norcross, Georgia
(C-1 to C-1)

Submitted for Applicant by:
Melody A. Glouton, Esq.
ANDERSEN TATE & CARR, P.C.
One Sugarloaf Centre
1960 Satellite Blvd.
Suite 4000
Duluth, Georgia 30097
770.822.0900
mglouton@atclawfirm.com

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I. INTRODUCTION

This Application for Change in Conditions is submitted for a 3.599-acre assemblage of land located in Land Lots 188 of the 6th District of Gwinnett County, Georgia, Norcross, and identified as Parcel IDs R6188 360, R6188 361, and R6188 017 (hereinafter the “Property”). The Property is located near the corner of Singleton Road and Harbins Road.

The Property that is the subject of this rezoning application is shown on the survey prepared by IronStone Surveying, dated February 25, 2022. The Property is further identified as shown below from the Gwinnett County Geographical Information System:



The Property is currently zoned C-1 (Neighborhood Business District) pursuant to the Gwinnett County Unified Development Ordinance (the “UDO”). The Applicant, GMI 1, Inc. (the “Applicant”), now seeks approval of a Change in Conditions to revise the Site Plan in order to construct a three-story, 33,088 square-foot building to create tenant units for retail, restaurant, and office. The Change in Conditions will allow for a quality commercial development that will service the surrounding community in accordance with the 2040 Comprehensive Plan. As such, the Applicant is requesting to amend the following conditions of Zoning Resolution RZC2022-00018 (attached as Exhibit A) as follows:

2. The proposed development shall be constructed in general conformance with Site Plan dated ~~June 7, 2022~~, ~~April 11, 2024~~, with revisions required by conditions of approval and the Unified Development Ordinance, as reviewed and approved by the Department of Planning and Development.
- ~~3. Buildings shall comply with the requirements of Architectural Design Category 3. Final building elevations shall be submitted for review and approval by the Department of Planning and Development.~~

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8. Provide an eight-foot privacy fence adjacent to all residentially zoned properties, outside of any required zoning buffer, as well as existing drainage and sewer easements.

This document is submitted as the Letter of Intent, Response to Standard Governing the Exercise of Zoning Power, and other materials required by the Gwinnett County UDO.

II. DESCRIPTION OF THE PROPERTY AND SURROUNDING AREA

The Property is an assemblage of three parcels fronting Singleton Road, in Norcross, Georgia. It is a mostly rectangular tract with access to both Singleton Road and Harbins Road through inter-parcel connectivity with the adjacent commercial development to the east. The Property is surrounded by residential and commercial uses. The following is a summary of the surrounding zoning classifications:



Pursuant to the Gwinnett County Unified Development Ordinance, the C-1 zoning classification is intended to provide for commercial uses of a convenience nature for nearby residential neighborhoods. These uses are intended to be facilities serving the everyday needs of these nearby neighborhoods rather than the larger community. The Applicant submits that the revised Site Plan is appropriate for this location, given the size and topography of the site. This proposal will yield a more desirable development that provides services to the existing residential properties. The Future Development Map of the Gwinnett County 2045 Unified Plan (the "2045 Plan") classifies this Property as within the Village Neighborhoods, Low Mix and Traditional+ area of the Gwinnett County Future Development Map.

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III. PROJECT SUMMARY

As shown on the overall site plan prepared by Civil Consulting Engineers, Inc., dated April 11, 2024, and filed with this Application (hereinafter the "Site Plan"), the Applicant proposes to develop the Property as a commercial development to include retail, restaurant, and office uses. The Change in Conditions will allow the Applicant to develop a vacant site and allow for a quality commercial development that will service the surrounding community in accordance with the 2045 Comprehensive Plan. The revised Site Plan will consist of one, three-story building totaling 33,088 square feet. Currently, the Property is required to be developed in compliance with a previously approved Site Plan, dated June 7, 2022, that contains one, single-story building totaling 17,220 square feet.

As shown on the Site Plan, the Applicant is requesting a concurrent variance to allow for an increase in the maximum building height of 35 feet to 45 feet, as well as relief from Section 240-70.1B regarding inter parcel access to the south. In consideration of the size, layout, and location of the Subject Property, the building cannot be developed under the current requirements. Under the UDO, a variance may be granted in cases of unnecessary hardship by a finding that the application of the Ordinance to a particular piece of property (such as the Subject Property) would create unnecessary hardship, there are extraordinary and exceptional conditions, that such conditions are unique to this particular property, such conditions are not a result of the owner, and relief, if granted, would not cause substantial detriment to the public good or impair the intent of the Ordinance. The Applicant's requested variances are the minimum necessary to afford the Applicant relief so that the Subject Property may be developed with an economically viable use as permitted under the current C-1 zoning.

IV. SITE IMPACT ANALYSIS

Pursuant to UDO § 270-20.6, entitled "Impact Analysis," the Applicant submits its written impact analysis which shows that the requested Change in Conditions, satisfies UDO § 270-20.5, entitled "Standards Governing Exercise of the Zoning Power," as follows:

(A) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL PERMIT A USE THAT IS SUITABLE IN VIEW OF THE USE AND DEVELOPMENT OF ADJACENT AND NEARBY PROPERTY:

Yes, approval of the proposed Change in Conditions will permit a use that is suitable in view of the use and development of adjacent and nearby property. The Property and development of a neighborhood-serving commercial, retail, and office uses will complement both the adjacent residential and nearby commercial properties. In fact, Singleton Road is already a heavily developed commercial area.

(B) WHETHER A PROPOSED CHANGE IN CONDITIONS WILL ADVERSELY AFFECT THE EXISTING USE OR USEABILITY OF ADJACENT OR NEARBY PROPERTY:

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No, the proposed Change in Conditions Application will not adversely affect the existing use or usability of any of the nearby properties. The proposed change in conditions would allow for a high-quality commercial development that is compatible with existing intense commercial uses on adjacent and nearby properties. Rather the proposed development would complement existing commercial uses and provide neighborhood serving commercial uses for the surrounding community.

(C) WHETHER THE PROPERTY TO BE AFFECTED BY A PROPOSED CHANGE IN CONDITIONS HAS REASONABLE ECONOMIC USE AS CURRENTLY ZONED:

The Applicant submits that due to the size, location, layout, topography, and natural features of the Property, it is not able to develop the Property in compliance with the previously approved Site Plan. Accordingly, it does not have reasonable economic use. The Applicant's proposal would allow for the Property to be developed for a use that is consistent with surrounding properties.

(D) WHETHER THE PROPOSED CHANGE IN CONDITIONS WILL RESULT IN A USE WHICH WILL OR COULD CAUSE AN EXCESSIVE OR BURDENSOME USE OF EXISTING STREETS, TRANSPORTATION FACILITIES, UTILITIES, OR SCHOOLS:

No, the subject property is located in an area with public water and sewer availability, and convenient access to major thoroughfares and state highways. The Change in Conditions is consistent with the existing uses, and this development will bring additional commercial, retail and office uses to the community. The proposal will not cause excessive use of existing streets, transportation facilities or utilities, and will have no impact whatsoever on the schools.

(E) WHETHER THE PROPOSED CHANGE IN CONDITIONS IS IN CONFORMITY WITH THE POLICY AND INTENT OF THE LAND USE PLAN:

The proposed change in conditions application is in conformity with the policy and intent of the Gwinnett County 2040 Unified Plan. The Property is located within the Vibrant Communities Character Area of the 2040 Future Development Map. This character area promotes corner/neighborhood serving non-residential developments that can be integrated into the community.

(F) WHETHER THERE ARE OTHER EXISTING OR CHANGING CONDITIONS AFFECTING THE USE AND DEVELOPMENT OF THE PROPERTY WHICH GIVE SUPPORTING GROUNDS FOR EITHER THE APPROVAL OR DISAPPROVAL OF THE PROPOSED CHANGE IN CONDITIONS:

The Applicant submits that the character of the surrounding development and the existing mix of the same or similar intense commercial uses in the area provide supporting reasons for approval of the change in conditions request. The Applicant submits that the Property's location, size, and dimensions provide further support for approval of the proposed change in conditions application.

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V. JUSTIFICATION FOR CHANGE IN CONDITIONS

The portions of the Gwinnett County Unified Development Ordinance, as amended, (the “UDO”) which classify or may classify the Subject Property which is the subject of the Change in Conditions application into any more or less intensive zoning classification, development and/or conditions other than as requested by the Applicant are, and would be, unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the UDO, as applied to the Subject Property, which restricts its use to the present zoning classification, is unconstitutional, illegal, null and void, constituting a taking of the Applicant's property in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States denying the Applicant any economically viable use of the Subject Property while not substantially advancing legitimate state interests. Under *Lathrop v. Deal*, the application of the UDO in a way that constitutes a taking shall be deemed a waiver of sovereign immunity.¹

The Subject Property is presently suitable for development under the C-1 zoning classification with the requested change in conditions by the Applicant. A denial of the requested change in conditions would constitute an arbitrary and capricious act by the Gwinnett County Board of Commissioners without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia of 1983 and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

VI. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests this Application for Change in Conditions be approved. The Applicant welcomes the opportunity to meet with the Gwinnett County Planning Department staff to answer any questions or to address any concerns relating to this Letter of Intent or supporting materials.

Respectfully submitted this 11th day of April, 2024.

ANDERSEN, TATE & CARR, P.C.

Melody A. Glouton

Melody A. Glouton, Esq.

Enclosures

¹ *Lathrop v. Deal*, 301 Ga 408, 880-881 S.E. 2d 867 (2017)

CASE NUMBER RZC2022-00018
GCID 2022-0661

GWINNETT COUNTY
BOARD OF COMMISSIONERS
LAWRENCEVILLE, GEORGIA

RESOLUTION ENTITLED: AMENDMENT TO THE OFFICIAL ZONING MAP

ADOPTION DATE: JULY 26, 2022

At the regular meeting of the Gwinnett County Board of Commissioners held in the Gwinnett Justice and Administration Center, Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

	<u>Present</u>	<u>Vote</u>
Nicole L. Hendrickson, Chairwoman	Yes	Aye
Kirkland Carden, District 1	Yes	Aye
Ben Ku, District 2	Yes	Aye
Jasper Watkins, III, District 3	Yes	Aye
Marlene Fosque, District 4	Yes	Aye

On motion of Commissioner Ku, which carried 5-0, the following Resolution was adopted:

A RESOLUTION TO AMEND THE OFFICIAL ZONING MAP

WHEREAS, the Municipal-Gwinnett County Planning Commission has held a duly advertised public hearing and has filed a formal recommendation with the Gwinnett County Board of Commissioners upon an Application to Amend the Official Zoning Map from O-I and R-75 to C-1 by GMI1, Inc. for the proposed use of a Retail Development on a tract of land described by the attached legal description, which is incorporated herein and made a part hereof by reference; and

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CASE NUMBER RZC2022-00018
GCID 2022-0661

WHEREAS, notice to the public regarding said Amendment to the Official Zoning Map has been duly published in the Gwinnett Daily Post, the Official News Organ of Gwinnett County; and

WHEREAS, a public hearing was held by the Gwinnett County Board of Commissioners on July 26, 2022, and objections were not filed.

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners, this 26th day of July 2022, that the aforesaid application to amend the Official Zoning Map from O-I and R-75 to C-1 is hereby **APPROVED** with the following conditions:

1. To restrict the use of the property as follows:
 - a. Retail, service-commercial, office, and accessory uses. The following uses shall be prohibited:
 - i. Adult bookstores or entertainment
 - ii. Automotive parts stores
 - iii. Contractors' offices
 - iv. Convenience stores with fuel pumps
 - v. Emissions inspection stations
 - vi. Equipment rental
 - vii. Smoke shops/novelty stores
 - viii. Hookah/vapor bar or lounge
 - ix. Tattoo parlors
 - x. Pool halls
 - xi. Coin laundries
 - xii. Lounge or nightclub
 - xiii. Packaged sales of alcoholic beverages
2. The proposed development shall be constructed in general conformance with Site Plan dated ~~June 7, 2022~~ April 11, 2024, with revisions required by conditions of approval and the Unified Development Ordinance, as reviewed and approved by the Department of Planning and Development.
3. ~~Buildings shall comply with the requirements of Architectural Design Category 3. Final building elevations shall be submitted for review and approval by the Department of Planning and Development.~~

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CASE NUMBER RZC2022-00018
GCID 2022-0661

4. No temporary tents, temporary canopies, temporary banners, temporary streamers, or temporary roping decorated with flags, tinsel, or other similar materials shall be displayed, hung, or strung on the site, except within 60 days of grand opening and during special events which shall occur no more than twice per calendar year, and last no longer than seven days each.
5. Outdoor loudspeakers shall be prohibited.
6. Natural vegetation shall remain on the property until the issuance of a development permit.
7. Billboards shall be prohibited.
8. Provide an eight-foot privacy fence adjacent to all residentially zoned properties, outside of any required zoning buffer, as well as existing drainage and sewer easements.
9. Prior to receiving a land disturbance permit, the Applicant shall pay \$15,000 to Gwinnett County Department of Transportation for traffic signal modifications (specifically, a left turn phase from westbound Singleton Road onto southbound Harbins Road) at the Singleton Road/Harbins Road intersection.

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CASE NUMBER RZC2022-00018
GCID 2022-0661

GWINNETT COUNTY BOARD OF COMMISSIONERS

By: *Nicole L. L. Hendrickson* _____
Nicole L. L. Hendrickson, Chairwoman

Date *3/29/2022* _____
Signed: _____

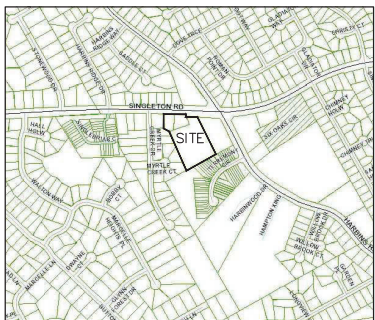
ATTEST:

By: *Jina M King*
County Clerk/Deputy County Clerk



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VICINITY MAP

THIS PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN AS SHOWN ON F.J.R.M. COMMUNITY PANEL NUMBER 13135C0098F DATED SEPTEMBER 29, 2006.

CONTRACTOR PLEASE NOTE THERE ARE NUMEROUS UNDERGROUND UTILITIES. ALL SHALL BE FIELD LOCATED PRIOR TO CONSTRUCTION OF DRIVEWAY AND PROPOSED UTILITY AND STORM DRAIN CROSSINGS. IMMEDIATELY BRING TO THE ATTENTION OF THE OWNER / ENGINEER AND / OR UTILITY PROVIDER OF EXPOSED CONFLICTS

SITE PLAN DEVELOPED FROM IA SURVEY PROVIDED BY THE CLIENT BY IRONSTONE SURVEYING. CDE RESERVES THE RIGHT TO REVISE THE SITE PLAN AS ADDITIONAL INFORMATION IS MADE AVAILABLE. SITE PLAN SUBJECT TO CHANGE.

CIVIL ENGINEER

OM CONSULTING ENGINEERS INC.
211 E. MAIN STREET
CANTON, GA 30114
ENGINEER: TERRY BOONER
PHONE: 678-461-0072

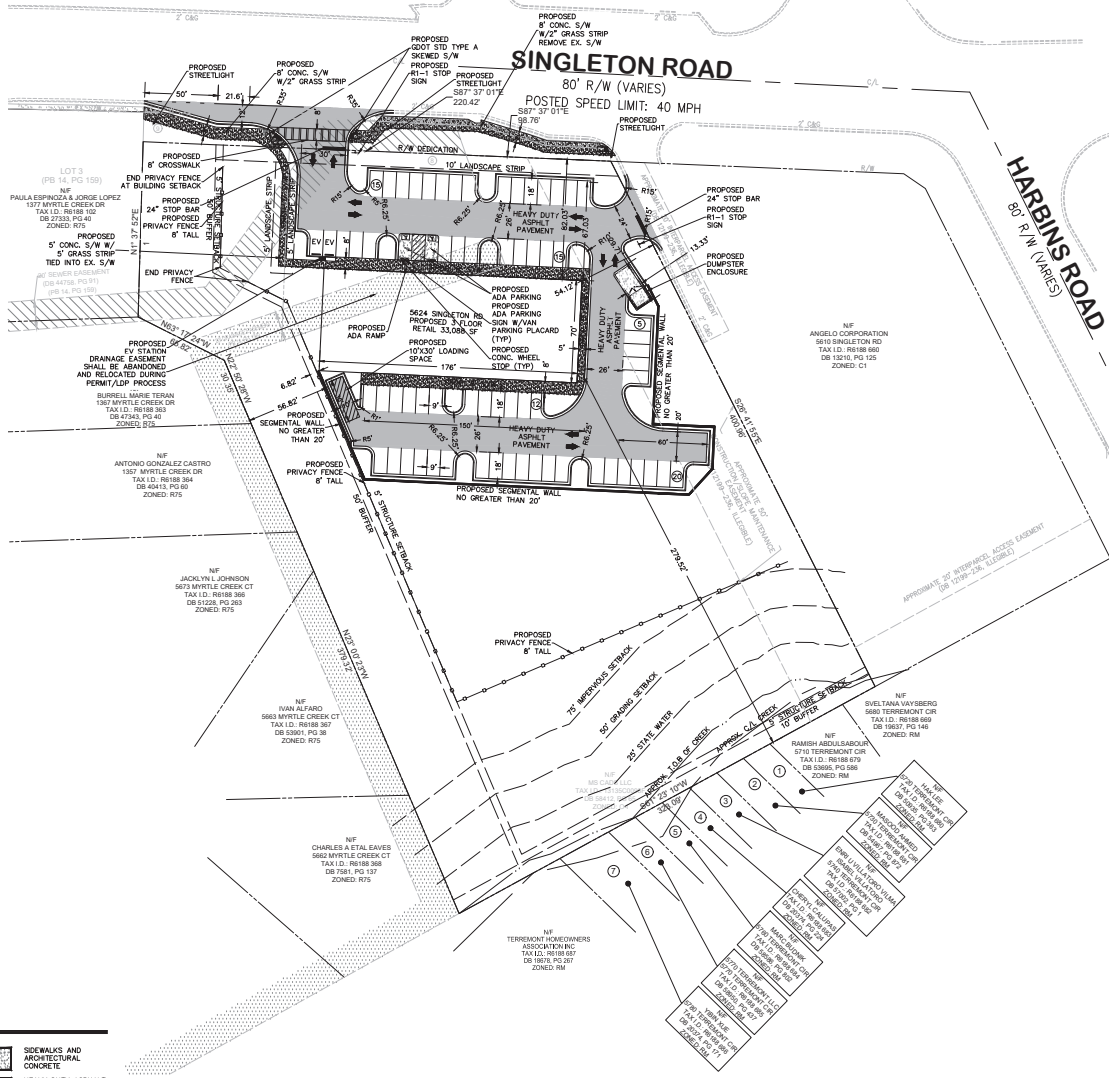
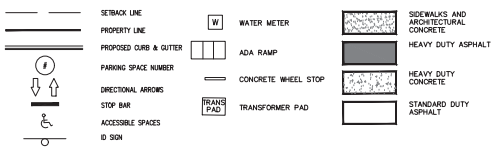
DEVELOPER/OWNER

OM I, INC.
1876 INDEPENDENCE SQUARE
SUITE C
DUNWOODY, GA 30338
CONTACT: SUNNY META
PHONE: 678-465-5550
EMAIL: SUNNY@OMI1.COM



8" TALL X 6" WIDE PANELS
7/8" X 4" TONGUE & GROOVE PICKETS
1.5" X 3.5" HEAVY DUTY POCKET RAILS - TOP, MID, AND BOTTOM RAILS
5" X 5" POSTS AND 72" CENTERS
1" X 5/8" CHANNEL
STIFFENER IN BOTTOM RAIL FOR ADDED SUPPORT
AVAILABLE IN WHITE OR TAN
STYLE #255

LEGEND - PROPOSED



SITE DATA

ADDRESS: 5644 SINGLETON RD
PARCEL ID: AREA (SF): (AREAS AC):
5644 SINGLETON RD 618831 618830
5620 SINGLETON RD 618807 156,753 3,599
PROPOSED RIGHT OF WAY DEDICATION AREA: 4468,573 0,103
PROPOSED SITE AREA: 652,244.27 3,496

FUTURE LAND USE: RESIDENTIAL
EXISTING LAND USE: VACANT
CURRENT ZONING CLASSIFICATION: CI
PROPOSED ZONING CLASSIFICATION: CI
OVERLAY DISTRICT CLASSIFICATION: GATEWAY 85 OVERLAY DISTRICT
CURRENT LOCAL JURISDICTION: GWINNETT COUNTY
FLOOD ZONE CLASSIFICATION: 'ZONE X'
FLOOD BUILDING AREA: TOP FLOOR 12,320 SF
MIDDLE FLOOR 12,320 SF
BASEMENT 8,448 SF
33,088 SF

DIRECTION	PROPERTY USE	ZONING
NORTH	RESIDENTIAL	RM
SOUTH	RESIDENTIAL	RM
WEST	RESIDENTIAL	RM
EAST	COMMERCIAL	CI

DIRECTION	REQUIRED SETBACK	PROVIDED SETBACK
FRONT	0'	SEE PLAN
REAR	0'	SEE PLAN
SIDE	0'	SEE PLAN
SIDE	0'	SEE PLAN

DIRECTION	REQUIRED BUFFER	PROVIDED BUFFER
FRONT	0	SEE PLAN
REAR	10'	SEE PLAN
SIDE	50'	SEE PLAN
SIDE	50'	SEE PLAN

PROPOSED PARKING DATA

RETAIL USE
MIN: 1 PER 500 SF
MAX: 1 PER 300 SF

3308/300=11
MAX: 3308/300=11

MINIMUM PARKING REQUIRED: 67
MAXIMUM PARKING ALLOWED: 111
TOTAL PARKING PROVIDED: 67 (2 ADA SPACES)

SITE DATA

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY APPLICABLE FEDERAL, STATE AND COUNTY DEVELOPMENT REGULATIONS.
- REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, TRUCK DOCKS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
- TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY IRONSTONE SURVEYING.
- ALL HANDICAP ACCESSIBLE PARKING SPACES AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND STATE CODE.
- ALL STRIPED OR CURBED RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, CURBS OR SFP. SUCH AS PAVEMENT UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
- WORK LIGHTING SHALL BE POLED IN THE GENERAL CONTRACTOR'S SCOPE OF WORK. ALL PARKING LOT LIGHTING, FIXTURES, BASES, FIXTURES WITH LAMPS SHALL BE INSTALLED BY THE GENERAL CONTRACTOR'S ELECTRICAL CONTRACTOR AND SHALL SUPPLY A ONE YEAR WARRANTY CERTIFICATE.
- CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
- CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
- ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
- ALL CONCRETE SHALL BE 4,000 PSI 28 DAY COMPRESSIVE STRENGTH.
- PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL CURB AND GUTTER WITHIN THE DEVELOPMENT SHALL BE 24" UNLESS OTHERWISE NOTED.
- WATER AND SEWER PROVIDED BY GWINNETT COUNTY.

①	HAZ LEE TAX ID: R6188 880 DB 30095, PG 363 ZONED: RM	②	MASOOD AHMED TAX ID: R6188 881 DB 24967, PG 872 ZONED: RM	③	ENRI VILVATORO VILMA ISABEL VILVATORO TAX ID: R6188 882 DB 23700, PG 1 ZONED: RM	④	CHERYL CALLIPAS TAX ID: R6188 883 DB 20374, PG 224 ZONED: RM	⑤	MARC BUDNIK TAX ID: R6188 884 DB 35586, PG 802 ZONED: RM	⑥	5770 TERRESONT LLC TAX ID: R6188 885 DB 20669, PG 437 ZONED: RM	⑦	YIEN XUE TAX ID: R6188 886 DB 20374, PG 171 ZONED: RM	⑧	DAN & KATI NARAYAN TAX ID: R6188 887 DB 44736, PG 9 ZONED: RM	⑨	DANIEL W WILLIAMS TAX ID: R6188 881 DB 4584, PG 239 ZONED: RM
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GWINNETT COUNTY PROJECT NUMBER: CC2024-00013



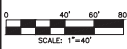
130 E. MAIN ST., STE 104
CANTON, GA 30114
404-863-1070



4/12/24
ENGINEER OF RECORD
TERRY S. BOONER, P.E.

NO.	DATE	DESCRIPTION
1	4/12/24	ISSUE FOR PERMIT
2	4/12/24	ISSUE FOR PERMIT
3	4/12/24	ISSUE FOR PERMIT
4	4/12/24	ISSUE FOR PERMIT
5	4/12/24	ISSUE FOR PERMIT
6	4/12/24	ISSUE FOR PERMIT
7	4/12/24	ISSUE FOR PERMIT
8	4/12/24	ISSUE FOR PERMIT
9	4/12/24	ISSUE FOR PERMIT
10	4/12/24	ISSUE FOR PERMIT
11	4/12/24	ISSUE FOR PERMIT
12	4/12/24	ISSUE FOR PERMIT
13	4/12/24	ISSUE FOR PERMIT
14	4/12/24	ISSUE FOR PERMIT
15	4/12/24	ISSUE FOR PERMIT
16	4/12/24	ISSUE FOR PERMIT
17	4/12/24	ISSUE FOR PERMIT
18	4/12/24	ISSUE FOR PERMIT
19	4/12/24	ISSUE FOR PERMIT
20	4/12/24	ISSUE FOR PERMIT

CIVIL PLANS
"SINGLETON PLAZA"
5620, 5624, 5644 SINGLETON RD. DUNWOODY, GA 30093
LL 188 - DISTRICT 6, PARCEL #6, 6188361, 6188362, 6188363, 6188364, 6188365
GMI T, INC.
1876 INDEPENDENCE SQUARE, DUNWOODY, GA 30338
CONTACT: SUNNY META
PHONE: 678-465-5550
EMAIL: SUNNY@GMI.T.COM



ISSUE DATE
4/11/24

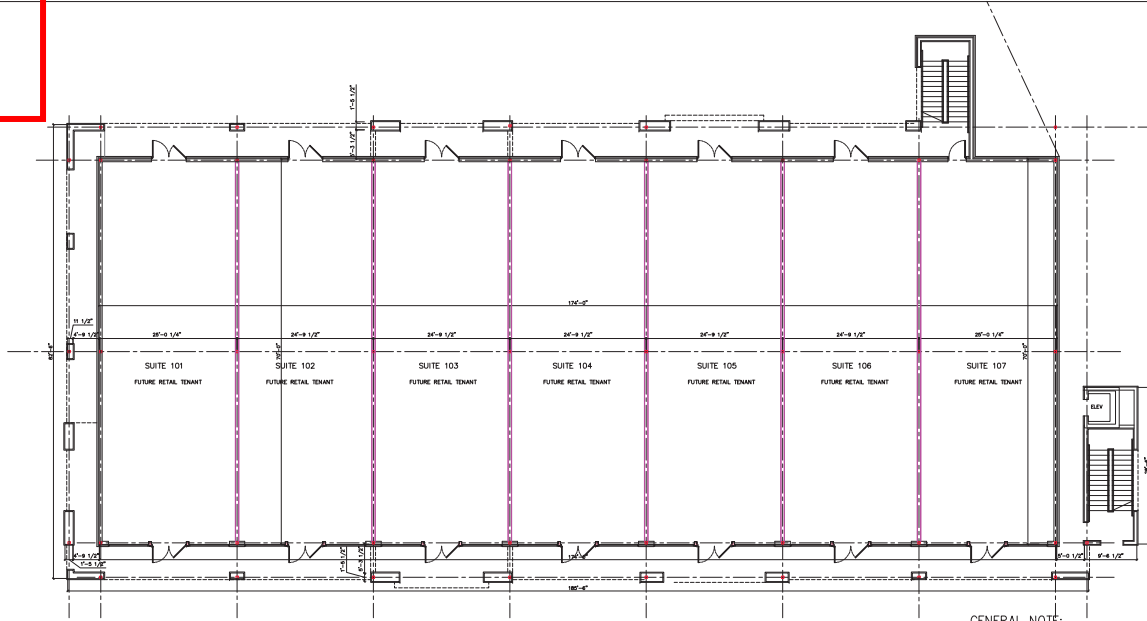
PROJECT NUMBER
2024-013

SHEET TITLE
REZONING PLAN

SHEET NUMBER
RZ1

RECEIVED

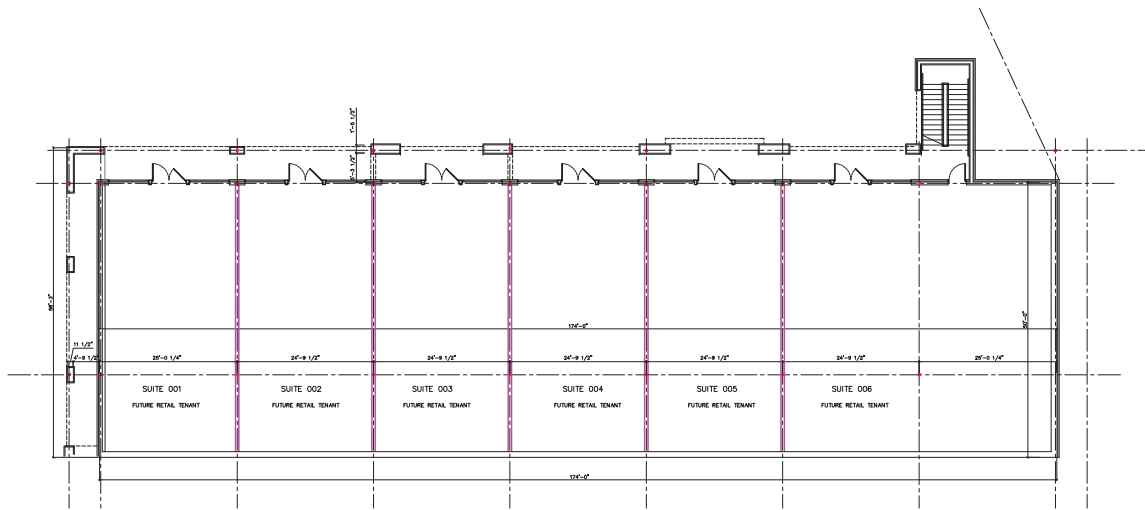
4.11.2024



GENERAL NOTE:
2ND FLOOR TO MATCH 1ST FLOOR LAYOUT

1 1ST FLOOR PLAN

SCALE: 3/32"=1'-0"



GENERAL NOTE:
2ND FLOOR TO MATCH 1ST FLOOR LAYOUT

2 BASEMENT FLOOR PLAN

SCALE: 3/32"=1'-0"

DESIGN TODAY

4370 SUGAR PINE RD
ALPHARETTA, GA
30201
PH: 404-904-8886
INFO@DESIGNTODAY.COM
WWW.DESIGNTODAY.COM



PLAN NORTH

ISSUED
FOR
CONSTRUCTION

NEW BUILDING
DESIGN WITH
CONVENIENCE
STORE & RETAIL
TENANTS

5624, 5634 & 5644
SINGLETON RD.,
NORCROSS, GA 30093

No.	Date	Issue for Review	Remarks
1.	04.01.23	ISSUE FOR REVIEW	



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DESIGN TODAY 2020

DRAWING TITLE:
PROPOSED
BASEMENT & 1ST FLOOR
PLANS

ISSUE DATE:

ISSUED BY:
DT

PROJECT NUMBER:
A1.00

RECEIVED

4.11.2024

FRONT ELEVATION MATERIALS CALCULATIONS:
TOTAL FACADE: 7935 S.F. = 100%
STONE VENEER: 395 S.F. = 4%
STOREFRONT: 1815 S.F. = 23%
STUCCO: 3337 S.F. = 42%
COMPOSITE SIDING: 1987 S.F. = 25%
BRICK VENEER: 00 S.F. = 0%



1 FRONT BUILDING ELEVATION

SCALE: 1/8"=1'-0"

BACK ELEVATION MATERIALS CALCULATIONS:
TOTAL FACADE: 15,013 S.F. = 100%
TOTAL STUCCO: 662 S.F. = 4%
STONE VENEER: 662 S.F. = 4%
STOREFRONT: 1209 S.F. = 8%
STUCCO: 6628 S.F. = 44%
COMPOSITE SIDING: 886 S.F. = 6%
BRICK VENEER: 656 S.F. = 4%

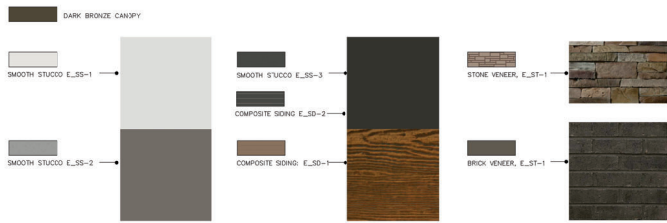


2 BACK BUILDING ELEVATION

SCALE: 1/8"=1'-0"

FINISH SCHEDULE

KEY	ITEM	MANUFACTURER	DESCRIPTION
E_SS-1	EPS 1" THICK WITH HARD COAT STUCCO	TBD	COLOR TO MATCH E_PT-1
E_SS-2	EPS 1" THICK WITH HARD COAT STUCCO	TBD	COLOR TO MATCH E_PT-2
E_SS-3	EPS 1" THICK WITH HARD COAT STUCCO	TBD	COLOR TO MATCH E_PT-3
E_SD-1	HARDIE, SMOOTH LAP-SIDING COMPOSITE SIDING	WOODTONE, RUSTICSERIES, ASPEN RIDGE	
E_PT-1	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 7563 NEBULOUS WHITE
E_PT-2	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 7219 GAUNLET GRAY
E_PT-3	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 7269 IRON ORE
E_PT-4	NOT USED	NOT USED	NOT USED
E_ST-1	STONE VENEER	HORIZON STONE	LEDGESTONE, STONE, COLOR: CUMBERLAND
E_BR-1	BRICK VENEER, QUEEN SIZE	GENERAL SHALE	MIDNIGHT MIST, GROUT- ARGOS CHARCOAL
ML-1	METAL CANPIES & STOREFRONT COLOR	TBD	DARK BRONZE



3 FINISHES SPECS

DESIGN TODAY

11700 BUCKINGHAM DR
VIRDOTT, GA
30054
PH: 404-955-4882
BT@DESIGNSTUDIO.COM
WWW.DESIGNSTUDIO.COM



PLAN NORTH

ISSUED FOR CONSTRUCTION

NEW BUILDING DESIGN WITH CONVENIENCE STORE & RETAIL TENANTS

5624, 5634 & 5644 SINGLETON RD., NORCROSS, GA 30093

NO.	DATE	ISSUE FOR REVIEW	REVISION
1	08.03	ISSUE FOR REVIEW	



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DESIGN TODAY 2020

DRAWING TITLE
EXTERIOR FRONT & BACK BUILDING ELEVATIONS
ISSUE DATE:

ISSUED BY:

DT

SHEET NUMBER:

A4.00

RECEIVED

4.11.2024

DESIGN TODAY

1100 NUGGET PKWY. DR.
DORSETT, GA
30135
PH: 404-954-4882
8707 WOODBRIDGE TOWN
WWW.DTDESIGN.COM



PLAN NORTH

ISSUED
FOR
CONSTRUCTION

NEW BUILDING
DESIGN WITH
CONVENIENCE
STORE & RETAIL
TENANTS

5624, 5634 & 5644
SINGLETON RD.,
NORCROSS, GA 30093

1. 08.23 ISSUE FOR REVIEW
Rev: Date Remarks
REVISING:



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DESIGN TODAY 2020

DRAWING TITLE
EXTERIOR
SIDES
BUILDING ELEVATIONS
ISSUE DATE:

DESIGN BY:
DT

SHEET NUMBER:

A4.01



LEFT ELEVATION MATERIALS CALCULATIONS:
TOTAL FAÇADE: 4412 S.F. = 100%
STONE VENEER: 181 S.F. = 1%
STOREFRONT: 0 S.F. = 0%
STUCCO: 2700 S.F. = 61%
COMPOSITE SIDING: 876 S.F. = 20%
BRICK VENEER: 655 S.F. = 15%

1 LEFT BUILDING ELEVATION

SCALE: 1/8"=1'-0"



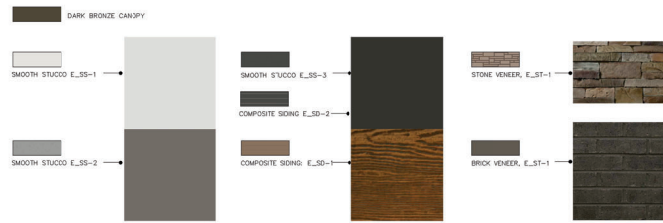
RIGHT ELEVATION MATERIALS CALCULATIONS:
TOTAL FAÇADE: 4,247 S.F. = 100%
STONE VENEER: 478 S.F. = 12%
STOREFRONT: 0 S.F. = 0%
STUCCO: 1620 S.F. = 38%
COMPOSITE SIDING: 1671 S.F. = 39%
BRICK VENEER: 472 S.F. = 11%

2 RIGHT BUILDING ELEVATION

SCALE: 1/8"=1'-0"

FINISH SCHEDULE

KEY	ITEM	MANUFACTURER	DESCRIPTION
E_SS-1	EPS 1" THICK WITH HARD COAT STUCCO	TBD	COLOR TO MATCH E_PT-1
E_SS-2	EPS 1" THICK WITH HARD COAT STUCCO	TBD	COLOR TO MATCH E_PT-2
E_SS-3	EPS 1" THICK WITH HARD COAT STUCCO	TBD	COLOR TO MATCH E_PT-3
E_SD-1	COMPOSITE SIDING	HARDIE, SMOOTH LAP-SIDING	WOODSTONE, RUSTICSERIES, ASPEN RIDGE
E_PT-1	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 7563 NEBULOUS WHITE
E_PT-2	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 7319 GAUQUET GRAY
E_PT-3	EXTERIOR PAINT	SHERWIN WILLIAMS	SW 7269 IRON ORE
E_PT-4	NOT USED	NOT USED	NOT USED
E_ST-1	STONE VENEER	HORIZON STONE	LEDGESTONE STONE, COLOR: CUMBERLAND
E_BR-1	BRICK VENEER, QUEEN SIZE	GENERAL SHALE	MIDNIGHT MIST, GROUT- ARGOS CHARCOAL
M-1	METAL CANOPIES & STOREFRONT COLOR	TBD	DARK BRONZE



3 FINISHES SPECS

RECEIVED

4.12.2024

BLANK RESERVED FOR CLERK OF SUPERIOR COURT

LEGEND

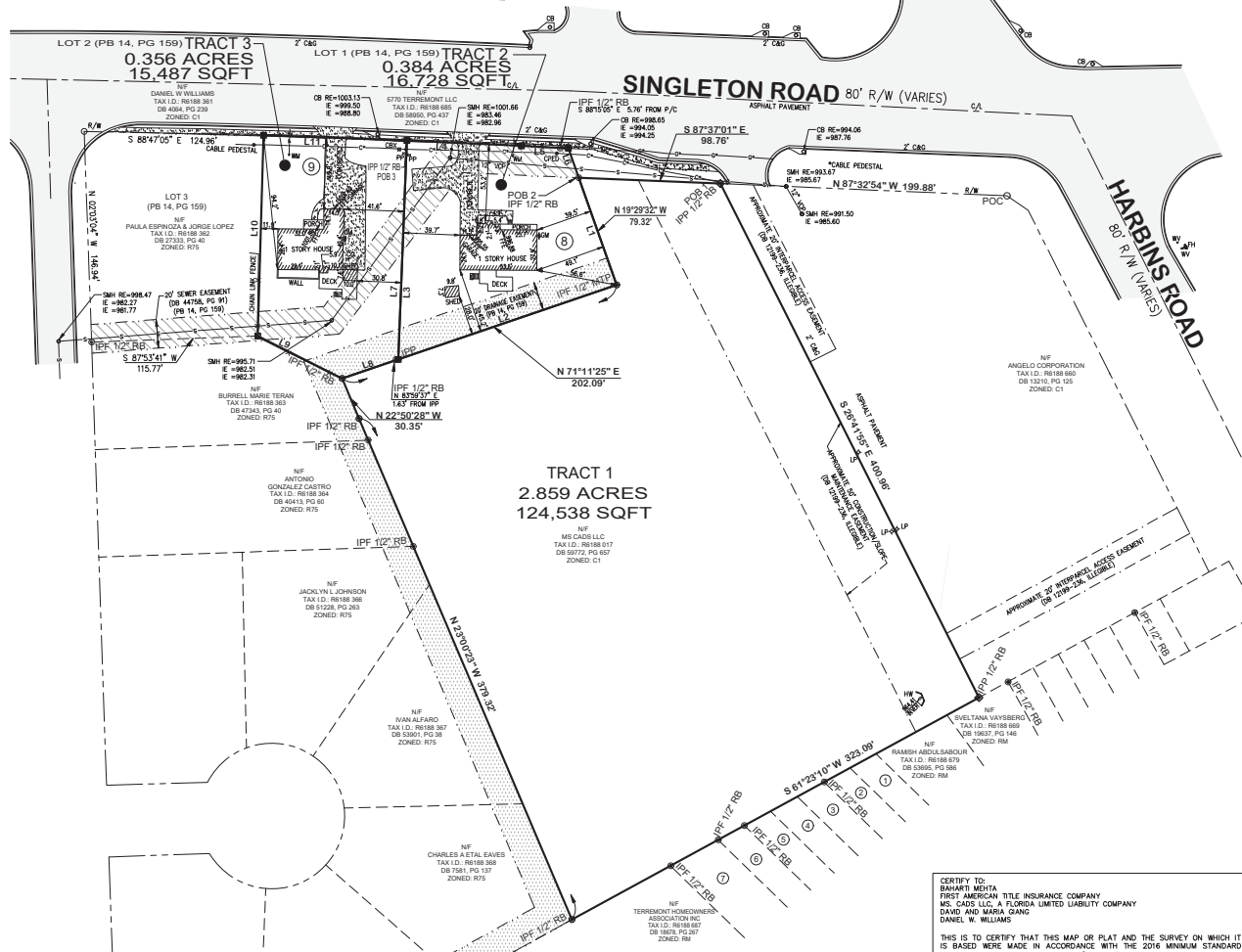
- A = ARC LENGTH
- BL = BUILDING SETBACK LINE
- CL = CENTERLINE
- CAS = CURB & GUTTER
- CALC = CALCULATED POINT
- CB = CATCH BASIN
- CRK = CABLE BOX
- CHB = CHORD BEARING
- CHL = CHORD LENGTH
- CPED = CABLE PEDESTAL
- CO = CLEAROUT
- D = DELTA ANGLE
- DB = DEED BOOK
- FFL = FINISHED FLOOR ELEVATION
- PH = FIRE HYDRANT
- SM = GAS METER
- IE = INVERT ELEVATION
- IPF = IRON PN FOUND
- IPP = IRON PN PLACED
- LL = LAND LOT
- LLL = APPARENT LAND LOT LINE
- LL = MASHED TOP PIPE
- NF = NOW OR FORMERLY
- OWH = OVERHEAD WIRE
- OTF = OPEN TOP PIPE
- PL = PROPERTY LINE
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PP = POWER POLE
- R = RADIIUS
- R/W = RIGHT OF WAY
- RB = REBAR
- RE = RM ELEVATION
- SMH = SANITARY SEWER MANHOLE
- SQFT = SQUARE FEET
- TRED = TELEPHONE PEDESTAL
- VCP = VITRIFIED CLAY PIPE
- WM = WATER METER
- WV = WATER VALVE

SYMBOL LEGEND

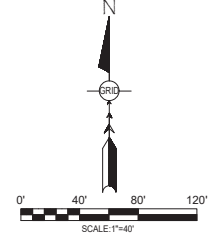
- CONCRETE
- ASPHALT PAVEMENT
- BUILDING OUTLINE
- ORANGE UTILITY PAINT
- YELLOW UTILITY PAINT
- OVERHEAD WIRE
- UNDERGROUND SEWER LINE
- IRON PN FOUND
- IRON PN PLACED
- BOUNDARY POINT
- BLUE UTILITY PAINT

LINE	BEARING	DISTANCE
L1	S 19°29'32" E	79.32'
L2	S 71°11'25" W	160.81'
L3	N 02°16'01" E	152.72'
L4	S 87°16'18" E	80.00'
L5	S 87°06'09" E	32.66'
L6	S 19°17'37" E	211.74'
L7	S 02°16'01" W	152.72'
L8	S 71°11'25" W	41.29'
L9	N 03°17'24" W	65.82'
L10	N 01°37'52" E	140.00'
L11	S 87°55'41" E	100.00'

NF HAW LEE TAX I.D. R6188 880 DB 50065, PG 383 ZONED: RM	NF MASOOD AHMED TAX I.D. R6188 581 DB 50077, PG 177 ZONED: RM	NF ENRI K VILLATORO VILMA ISABEL VILATORO TAX I.D. R6188 694 DB 57002, PG 1 ZONED: RM	NF CHERYL CALUPAS TAX I.D. R6188 583 DB 20374, PG 204 ZONED: RM	NF MARC BLONK TAX I.D. R6188 884 DB 58565, PG 803 ZONED: RM	NF STO TERREBENT LLC TAX I.D. R6188 885 DB 58565, PG 437 ZONED: RM	NF YVON ALJE TAX I.D. R6188 886 DB 20374, PG 171 ZONED: RM	NF DAVID K AND MARCI C SIANG TAX I.D. R6188 360 DB 44064, PG 81 ZONED: C1	NF DANIEL W WILLIAMS TAX I.D. R6188 361 DB 44064, PG 238 ZONED: C1
--	---	--	---	---	--	--	---	--



- REFERENCE MATERIALS INCLUDE:
- FR 14, PG 159
 - FR 82, PG 79
 - FR 81, PG 175
 - DB 58412, PG 65
 - DB 15510, PG 353
 - DB 19637, PG 146
 - DB 12600, PG 386
 - DB 50035, PG 383
 - DB 54867, PG 472
 - DB 57002, PG 1
 - DB 20374, PG 204
 - DB 58586, PG 802
 - DB 58565, PG 437
 - DB 20374, PG 171
 - DB 19637, PG 267
 - DB 7881, PG 137
 - DB 53001, PG 38
 - DB 50228, PG 263
 - DB 46413, PG 40
 - DB 47343, PG 40
 - DB 46413, PG 289
 - DB 44788, PG 81



CERTIFY TO:
BARHART MENTA
FIRST AMERICAN TITLE INSURANCE COMPANY
MFC CABS LLC, A FLORIDA LIMITED LIABILITY COMPANY
DAVID AND MARCI SIANG
DANIEL W. WILLIAMS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON: 02/16/2022
DATE OF PLAT OR MAP: 02/27/2022

JONATHAN B. PRINCE, R.L.S. #3244

02/25/2022
DATE



SITE ADDRESS: 5620 SINGLETON ROAD, NORCROSS, GEORGIA 30093

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NO.	JOB NO.	DATE
1	210391	02/25/2022

IRONSTONE SURVEYING
96 Emerald Blaes Drive, Jackson, Georgia 30233
Phone 770-957-4614 | Email office@ironstonesurveying.com

ALTA/NSPS LAND TITLE SURVEY FOR GMI 1 INC.
IN LAND LOT 188, DISTRICT 6, GWINNETT COUNTY, GEORGIA

NO.	JOB NO.	DATE
1	210391	02/25/2022

ORIGINAL PLAT DATE: 02/25/2022
SCALE: 1" = 40'
DRAWN BY: JBP
CHECKED BY: JBP
ORIGINAL FIELD DATE: 02/16/2022
CREW: ALIJA
FIELD BOOK: FIELD SKETCH
JOB NO.: 210391
DWG NO.: 210391-SUL-R1
SHEET: 2 OF 2

LEGAL DESCRIPTION – 5620 SINGLETON ROAD, NORCROSS 30093 – (AS-SURVEYED)

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 188 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SINGLETON ROAD (80' VARIABLE RIGHT-OF-WAY) AND BEING LOCATED N87°32'54"W 199.88 FEET FROM THE NORTHWESTERN MOST CORNER OF THE MITERED SOUTHERLY RIGHT-OF-WAY OF SINGLETON ROAD AND THE WESTERLY RIGHT-OF-WAY OF HARBINS ROAD (80' VARIABLE RIGHT-OF-WAY), SAID POINT BEING LABELED AND KNOWN AS "POB 1";

THENCE LEAVING SAID RIGHT-OF-WAY S26°41'55"E A DISTANCE OF 400.96 FEET TO A POINT;

THENCE S61°23'10"W A DISTANCE OF 323.09 FEET TO A FOUND 1/2" REBAR;

THENCE N23°00'23"W A DISTANCE OF 379.32 FEET TO A FOUND 1/2" REBAR;

THENCE N22°50'28"W A DISTANCE OF 30.35 FEET TO A FOUND 1/2" REBAR;

THENCE N63°17'24"W A DISTANCE OF 65.82 FEET TO A PLACED 1/2" REBAR;

THENCE N01°37'52"E A DISTANCE OF 140.00 FEET TO A FOUND 1/2" REBAR TO THE SOUTHERN RIGHT OF WAY OF SINGLETON ROAD;

THENCE WESTERLY ALONG SAID RIGHT-OF-WAY S87°55'41"E A DISTANCE OF 100.00 FEET TO A FOUND 1/2" REBAR;

THENCE S87°16'18"E A DISTANCE OF 80.00 FEET TO POINT;

THENCE S87°06'09"E A DISTANCE OF 32.66 FEET TO POINT;

THENCE S19°17'37"E A DISTANCE OF 21.74 FEET TO A FOUND 1/2" REBAR;

THENCE S87°37'01"E A DISTANCE OF 98.76 FEET TO A POINT, WHICH IS THE POINT OF BEGINNING.

SAID LAND HAVING AN AREA OF 3.599 ACRES, MORE OR LESS.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

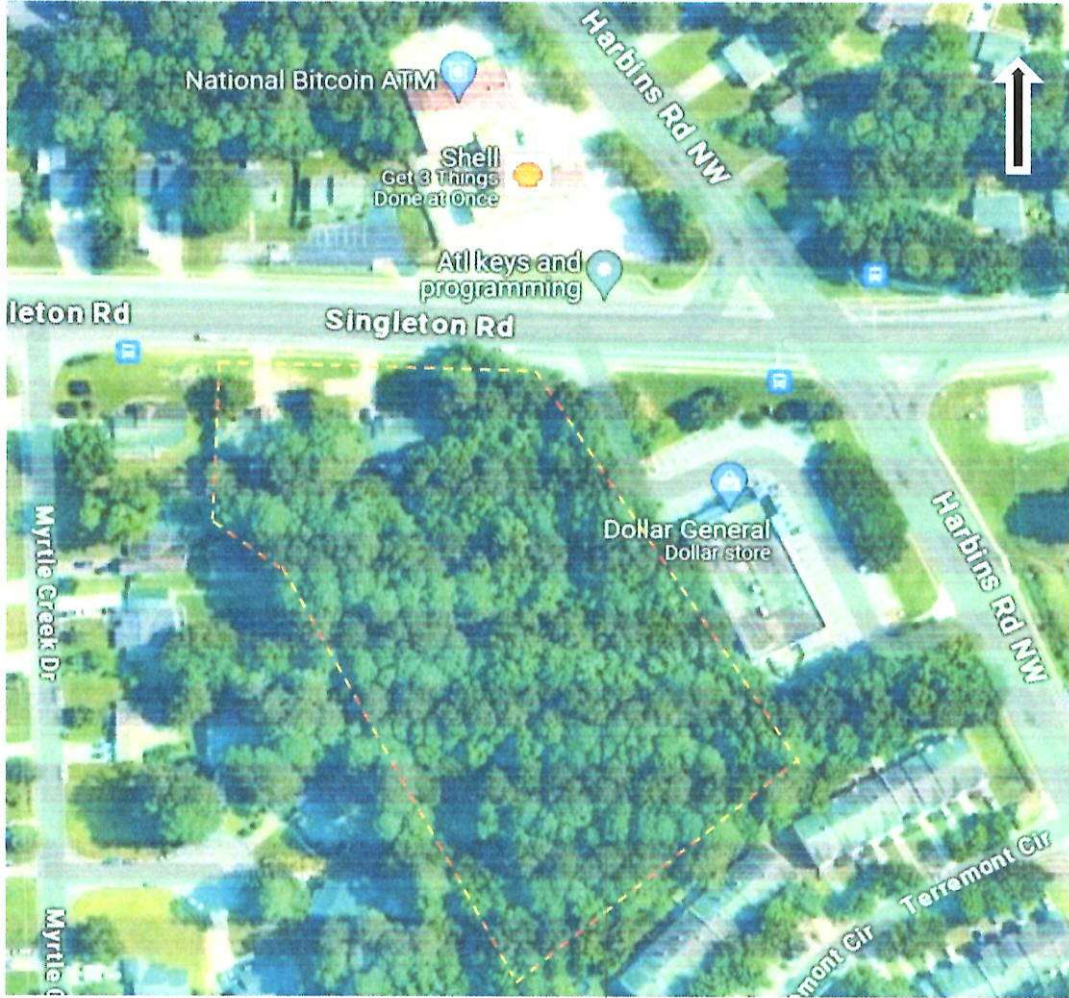
4.11.2024

**TRAFFIC IMPACT STUDY
FOR
RETAIL PLAZA DEVELOPMENT
5624, 5634, 5644 SINGLETON ROAD
Norcross, Georgia 30093**

WINNETT COUNTY
PLANNING AND DEVELOPMENT

RECEIVED

3.28.2024



Prepared for

**GM1, Incorporated
1876 Independence Square
Suite D
Dunwoody, Georgia 30338**

January 19, 2024

Prepared by



1/25/2024

Executive Summary

GMI 1, Incorporated proposes to develop a Retail Plaza on Singleton Road near the intersection with Harbins Road in the City of Norcross, Gwinnett County, Georgia. The proposed development will be situated on 3.50 acres of land and will consist of the land use for an opening year of 2025:

- A 33,088 sq. ft. retail plaza

The proposed retail development will be designed to have one fully accessible driveway in accordance with the Gwinnett County Department of Transportation (GCDOT) driveway standards, details, and guidelines. The development will also share a driveway with the existing adjacent retail development.

The study area and methodology were established and agreed upon by Michael Templeton, Gwinnett County DOT Traffic Signal Engineering Manager. The study will follow the Gwinnett County and ITE policies and guidelines for conducting traffic impact studies.

The purpose of this report is to document the impact the proposed development will have on the existing operations at the signalized intersection of Singleton Road and Harbins Road. The study area encompasses one (1) signalized intersection, an existing driveway with stop sign control and the proposed site's one (1) access point on Singleton Road. The study will be analyzed under three scenarios:

- Existing Conditions
- Opening Year 2025, No Build Conditions
- Opening Year 2025, Build Conditions

The report will show its findings and have recommendations for any improvements to the intersections in the study area. Recommendations for new and existing intersections will include improvements to achieve at a minimum Level of Service D or better.

Traffic data collected by Traffic Data Services, included 2-hour AM and PM turning movement counts during a weekday.

Historic traffic data was collected from GDOT's Traffic Analysis and Data Application (TADA) website. The data was used to calculate the traffic growth rate in the vicinity of the project site. Within a four (4) year period from 2017 to 2021, the area experienced a 3% traffic growth rate.

Traffic Solution utilized the 11th Edition of Trip Generation Manual to establish weekday and peak hour entering and exiting trips for the proposed development land use. The percentage of site traffic assigned to the proposed driveway was based upon the recommended distribution provided by CCDOT and the layout of the site. **Table 1** shows the Total Daily, AM Peak and PM Peak hour trips generated by the proposed development.

TABLE 1. TRIP GENERATION FOR PROPOSED LAND USES

Land Use (ITE Code)	Density	Daily Total	AM Peak			PM Peak		
			IN	OUT	Total	IN	OUT	Total
Strip Retail Plaza (822)	33,088 sf	1802	47	31	78	109	109	218
Total Unadjusted Volume		1802	47	31	78	109	109	218
Pass-By Trips								
Adjusted Trips Added to Adjacent Streets		1,802	47	31	78	109	109	218

Traffic Solutions (TS) conducted capacity analyses for the intersections in the study area with estimated volumes based on the trip generation and existing volumes projected to the opening year of 2024. Synchro highway capacity software was used to analyze the intersections under existing and proposed conditions. **Table 2** shows the Level of Service, Intersection Control Delay, and v/c ratio for each intersection within the study area under the existing conditions, 2024 No Build conditions, as well as 2024 Build conditions.

TABLE 2. INTERSECTION CAPACITY ANALYSIS – LEVEL OF SERVICE, DELAY AND V/C RATIO

Intersections	Traffic Control	A.M. Peak Hour			P.M. Peak Hour		
		LOS	Delay (sec.)	Max. v/c ratio	LOS	Delay (sec.)	Max. v/c ratio
Existing							
Singleton Rd at Harbins Rd	Signal	B	16.0	0.87	B	17.5	0.880
Singleton Road at Dollar General Driveway	NB Stop Sign	NBL B WBL B	14.3 --	0.008 --	NBL C WBL B	19.1 11.9	0.036 0.002
2025 No-Build							
Singleton Rd at Harbins Rd	Signal	B	16.2	0.88	B	17.8	0.890
Singleton Road at Dollar General Driveway	NB Stop Sign	NBL B WBL A	14.5 0.0	0.008 --	NBL C WBL B	19.7 12.2	0.370 0.002
2025 Build							
Singleton Rd at Harbins Rd	Signal	B	16.2	0.88	B	18.2	0.890
Singleton Road at Dollar General Driveway	NB Stop Sign	NBL B WBL --	11.6 --	0.017 --	NBL D WBL B	26.7 12.3	0.234 0.002
Singleton Road @ Driveway #1	NB Stop Sign	NBL B WBL A	12.8 8.50	0.054 0.029	NBL E WBL B	41.8 13.3	0.436 0.086

A right turn deceleration lane will be required for site generating trips that exceed the minimum required 75 right turn volumes per day, for a highway with more than 2 lanes carrying 10,000 or more vehicles per day with a posted speed limit of 40 mph. However, due to the frontage constraints, the deceleration lane will be less than the minimum required length for the storage area and taper.



Based on the findings from the analysis conducted, the following is recommended:

- Singleton Road at Driveway 1 – Northbound approach
 - Construct the driveway with a 12-foot entry lane and shared 12-foot right-left turn lane with 35-foot radii.
 - Install a Stop sign (R1-1, 30" Oct.)
 - Install a 24-inch solid white stop bar at the driveway exit, extending 12 feet from the front of the gutter parallel to Singleton Road. Install a 5" solid double yellow 25 feet long from the solid white stop bar.
 - Install appropriate ADA ramps per GCDOT details with raised detectable warning strips.
 - Install an 8 ft wide crosswalk leading from ADA ramps per DOT detail and specifications.
 - No landscaping within the right-of-way that will impede the sight distance of motorists exiting Driveway 1 or the existing adjacent driveway to the east.
 - The right turn lane be installed at minimum length that the County will approve due to constraints caused by the site's limited frontage.
- Site east exit at Dollar General driveway
 - Install 24-inch solid white stop bar 12 feet long, 4 feet from perpendicular travel way.
 - Install a Stop sign (R1-1, 30" Oct.) adjacent to stop bar.

GWINNETT COUNTY
PLANNING AND DEVELOPMENT
RECEIVED
3.28.2024



February 12, 2024

Sunny Mehta
GMI 1, Inc
1876 Independence Sq, Suite D
Dunwoody, GA 30338

<input checked="" type="checkbox"/>	APPROVED
<input type="checkbox"/>	DENIED
<input type="checkbox"/>	CONDITIONALLY APPROVED
Sewer Capacity Request #C2024-026-02	
Expiration Date: 02/12/2025	
Tie-In Manhole FID: 231522	

RE: Sewer Availability for Proposed Development – 5624, 5634 & 5644 Singleton Rd
Parcel ID 6188 361, 6188 360, & 6188 017

Dear Sunny Mehta:

Gwinnett County Department of Water Resources (GCDWR) has reviewed the impact of the proposed development consisting of 24,640-SF of retail space and 8,448-SF of community assembly/banquet hall space on the above parcel(s) and determined:

Gwinnett County has adequate sewer capacity to serve the proposed development.

This confirmation is based on your anticipated annual average daily flow of **3 gpm** discharging to the sewer tie-in manhole at Facility ID **231522**.

Capacity Allocation: Sewer capacities are allocated only upon the issuance of a Development Permit, by Gwinnett County Planning & Development and after all applicable conditions established in this Sewer Capacity Certification, if any, are met.

Certification Expiration: The Sewer Capacity Certification is valid for 12 months from the date of this letter. If rezoning is approved, GCDWR will issue a revised Sewer Capacity Certification based on the approved units, as needed. The capacity request can be renewed for an additional 12 months. If a Development Permit has not been obtained by the expiration date above the developer may apply for renewal by providing evidence of active rezoning, plan review, or permitting efforts.

Once the Sewer Capacity Certification expires, the capacity is no longer allocated, and a new Sewer Capacity Certification request must be submitted for re-evaluation with no guarantee of available capacity. The evaluation will be based on the updated conditions of the sewer system.

Certification Invalidation: This certification is not valid if there are proposed changes to your development that could impact downstream sewer capacity (e.g. land use density, sewer tie-in manhole, parcel changes, and/or rezoning). In this case the development must resubmit for a new Sewer Capacity Request with updated information prior to the expiration of the previous one.



Gwinnett

GWINNETT COUNTY
DEPARTMENT OF WATER RESOURCES

684 Winder Highway | Lawrenceville, GA 30045-5012

678.376.6700

www.gwinnettcounty.com | www.gwinnetth2o.com

Please contact us at 678-376-7026 if you have any questions.

Sincerely,

GWINNETT COUNTY DEPARTMENT OF WATER RESOURCES

Lorraine Campagne, PE
Section Manager, Development Support
678.376.7058

C: Gwinnett County DWR – Tai Yi Su, Division Director; Raghu Vemuru, Engineer V; Mikala Weston, Engineer III
Gwinnett County P&D – Charli Young, Planning Manager; Geniva Sylvain, Engineer I; Christina Dejarnette, Engineer I

Public Participation Plan

1. Who do you intend to contact in addition to property owners within 1,000 feet of the site, if any?

The Applicant will notify all property owners within 1,000 feet of the site as well as the District 2 Planning

Commissioners.

2. Where do you plan to host the Public Participation Meeting? Ensure that the meeting is held in person at a convenient location for interested parties.

The Applicant is currently researching potential locations close to the site such as a local school, public park, or

Church that will allow the Applicant to host a meeting.

3. What date and time do you plan to host the Public Participation Meeting? Ensure that the meeting is held at a convenient time for interested parties, e.g. not during typical work hours on weekdays.

Meeting will be held May 16th from 6:00PM to 7:00PM at the law offices of Andersen Tate & Carr, 1960 Satellite

Blvd. S-4000, Duluth, GA 30097. This is subject to change, the applicant has contacted two churches in close

proximity to the site as to their availability for meeting space on May 16th.

4. What is your method for providing opportunities for discussion with interested parties at the Public Participation Meeting?

The Applicant will conduct a brief presentation and overview of the proposed development and open up the

meeting to address any questions or concerns from community members. The Applicant will also follow-up with

any property owner that has additional questions following the public participation meeting.